

FEE \$	10.00
TCP \$	—
SIF \$	292.10

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85741



ac

Your Bridge to a Better Community

BLDG ADDRESS 704 Willow Creek RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1549
 TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1549
 FILING 2 BLK 5 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction **PATD**
 (1) OWNER Dusek's Dev USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS 800 BelFord DESCRIPTION OF WORK & INTENDED USE NEW Res
 (1) TELEPHONE 241-1040 TYPE OF HOME PROPOSED:
 (2) APPLICANT MERRITT Const Inc Site Built Manufactured Home (UBC)
 (2) ADDRESS 1420 Motor Street Manufactured Home (HUD)
 (2) TELEPHONE 241-5164 cell 261-1463 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Approval from licenced eng.
 CENSUS 9 TRAFFIC 5 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

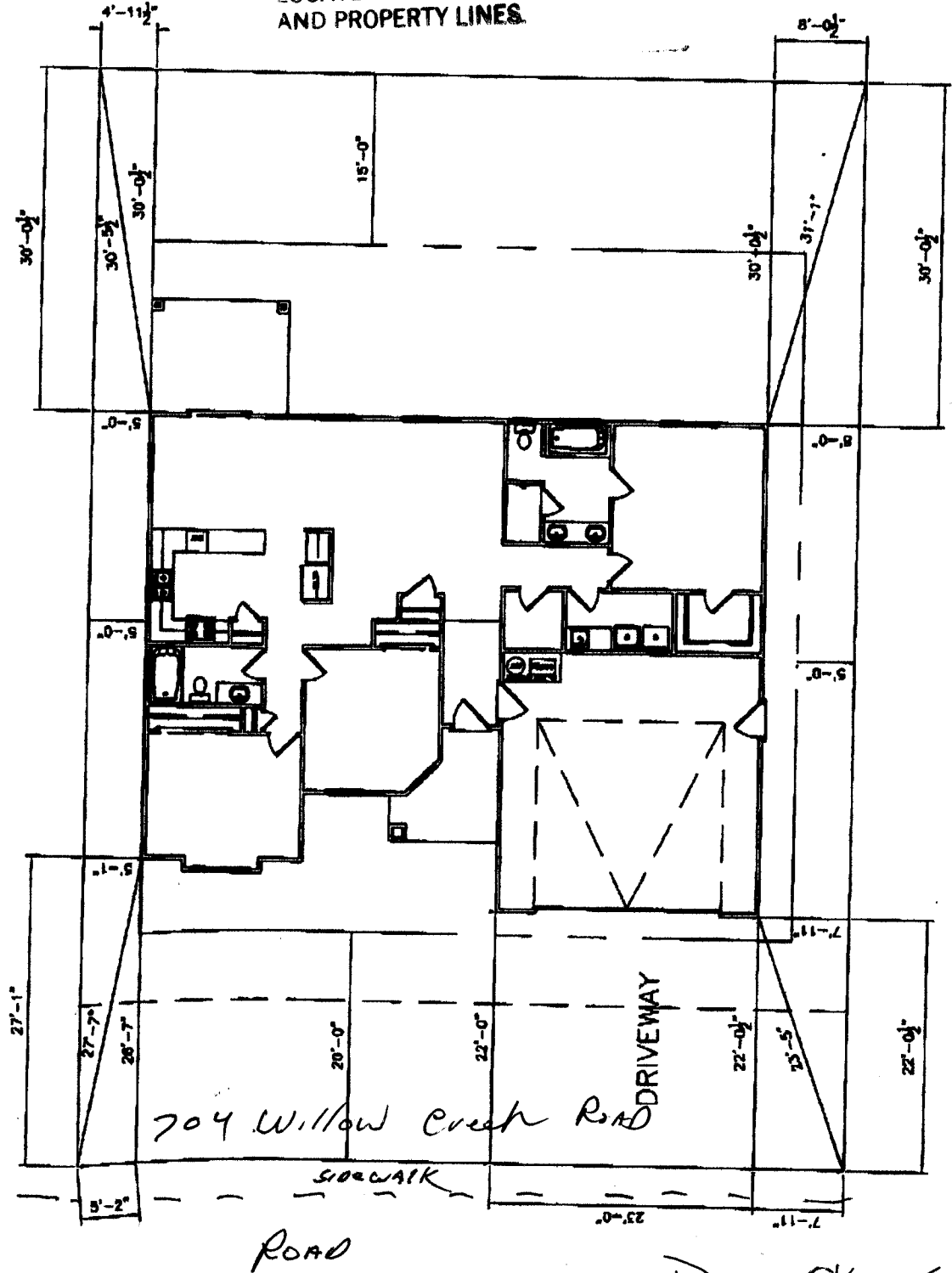
Applicant Signature [Signature] Date 8/5/02
 Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15204</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/13/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8-13-02 *Gayle Henderson*
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

704 WILLOW CREEK RD
 SPANISH TRAILS LOT 3



DRIVE OK *GH*
 8/9/02